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FILED NO 3870
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MICHELLE UTSELL
RECORDER
MADISON COUNTY IOWA

Preparer Information Jerrold B Oliver, P O Box 230 Winterset, (515) 462-3731

Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
DAVID M NICHOLL and KATHY D NICHOLL, Husband and Wife,

do hereby Convey to
DAVID M NICHOLL and KATHY D NICHOLL,

the following described real estate in Madison County, Iowa

The South 32 feet of Parcel "A", located in the Southwest Fractional Quarter of the Northwest Quarter of Section 18, Township 75 North, Range 27 West of the 5th P M , Madison County, Iowa, more particularly described as follows Commencing at the West Quarter Corner of Section 18, Township 75 North, Range 27 West of the 5th P M , Madison County, Iowa, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of said Section 18, 181 50 feet to the Point of Beginning, thence North 0 degrees 41'21" East along the West line of the Northwest Quarter of Section 18, 1119 51 feet to the Northwest Corner of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, thence South 89 degrees 34'16" East along the North line of the Southwest Fractional Quarter of the Northwest Quarter of said Section 18, 1120 35 feet, thence South 0 degrees 46'50" West, 1113 69 feet, thence North 89 degrees 52'11" West, 1118 61 feet to the Point of Beginning Said Parcel contains 28 695 acres, including 0 424 acres of County Road right-of-way

The consideration for this Deed is less than \$500 Therefore, no Declaration of Value or Groundwater Statement is required

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple, that they have good and lawful authority to sell and convey the real estate, that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated, and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated Each of the undersigned hereby relinquishes all rights of dower, homestead and distributiv share in and to the real estate

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

STATE OF IOWA
MADISON COUNTY, ss

Dated April 7, 1998

On this 7 day of April,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
David M Nicholl and Kathy D Nicholl

David M Nicholl
David M Nicholl (Grantor)

Kathy D Nicholl
Kathy D Nicholl (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed

(Grantor)

Jerrold B Oliver
Notary Public

(Grantor)

(This form of acknowledgment is void unless the individual is a member of the Iowa State Bar Association)
Jerrold B Oliver
MY COMMISSION EXPIRES
August 28, 2000